

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MORGAN HILL

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
SFH	SF	Owner	0	12	0	0	12	0	Low and MOD BMRs are from City Residential Developmen t Growth Control RDCS Process		
(9) Total of Moderate and Above Moderate from Table A3					6	333					
(10) Total by Income Table A/A3			0	12	6	333					
(11) Total Extremely Low-Income			0								

Units*	
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* Note: These fields are voluntary

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	6	0	0	0	0	6	0
No. of Units Permitted for Above Moderate	333	0	0	0	0	333	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	273	0	0	0	0	0	0	0	0	0	0	273
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	154	12	0	0	0	0	0	0	0	0	12	142
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		185	6	0	0	0	0	0	0	0	0	6	179
Above Moderate		316	333	0	0	0	0	0	0	0	-	333	0
Total RHNA by COG. Enter allocation number:		928	351	0	0	0	0	0	0	0	0	351	594
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
City of Morgan Hill Below Market Rate BMR Program	Facilitate the construction of BMRs for low to mod income eligible households	2015-2023	18 BMRs constructed in 2015, 6 mod and 12 low income. To date Morgan Hill's BMR portfolio consist of 550 BMRs as a result of the City's RDCS system, Residential Development Growth Control Process.
City of Morgan Hill Housing Rehab Loan Program, Minor Home Repair	Facilitate the rehabilitation of affordable housing units	2015-2023	The City rehabbed 15 Senior low income mobile home units in 2015.
Housing Authority of of the County of Santa Clara Section 8 Program	Maintain full lease up of section 8 vouchers	2015-2023	Increased baseline allocation to 16,800 vouchers, including project based vouchers, maintaining approximately 90% lease up county wide
Housing Authority of of the County of Santa Shelter Plus Care Rental Assistance Program	Provide subsidies for 200 familes county-wide	2015-2023	205 participant households served county-wide in 2015
Urban County CDBG and HOME Federal Grant Program, Morgan Hill participates with the County and 6 other Cities to receive some CDBG HOME benefits	CDBG/HOME funds provide funding for capital improvement projects in low income Census Tracks to benefit low income persons, as well as fund development of new units	2015-2023	\$700,000 (CDBG & HOME) funds awarded to new development/40 new units/affordable housing Family & Transitional Age Youth project to be constructed in 2016 by EAH. The City of Morgan Hill has also funded this project 4.5 Million.

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General Comments: